

031.A

0002

0044.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

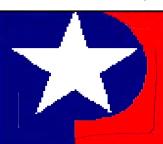
Total Card / Total Parcel
764,500 / 764,500

USE VALUE:

764,500 / 764,500

ASSESSED:

764,500 / 764,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ALLEN ST, ARLINGTON

OWNERSHIP

Owner 1:	COOPERMAN DAVID M &	Unit #:	
Owner 2:	THIBOUTOT LUCY		
Owner 3:			

Street 1: 44 ALLEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	BRILLATI SANTO/ETAL -
Owner 2:	BRILLATI DEBRA ROSE -

Street 1: 44 ALLEN STREET

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1715 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7360																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	764,500			764,500		317234
							GIS Ref
							GIS Ref
							Insp Date
							06/01/18

1 of 1

Residential

ARDINGTON

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764,500 / 764,500

USE VALUE:

764,500 / 764,500

ASSESSED:

764,500 / 764,500

Total Card / Total Parcel

764,500 / 764,500

Prior Id # 1: 21504

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

16224!

PRINT

Date Time

12/11/20 05:51:15

LAST REV

Date Time

10/26/18 10:42:01

mmcmakin

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRILLATI SANTO/	66545-417		12/17/2015		575,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/4/2018	557	Insulate	15,925						9/17/2018	Mail Update	MM	Mary M
									6/1/2018	Measured	DGM	D Mann
									10/21/2017	Inspected	HS	Hanne S
									10/7/2017	MEAS&NOTICE	HS	Hanne S
									2/17/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			Master Deed 66347-73.									
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1921	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G17		Fact: .		Floor: M - Multi-Level													
Const Mod:				% Own: 55.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	3							
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	4.6	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.26224494													
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 372.288													
Int vs Ext: S				Other Features: 90000													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 801321													
% Com Wall:	% Sprinkled:			Depreciation: 36861				Juris. Factor: 1.00		Before Depr: 409.52							
				Deprecated Total: 764460				Special Features: 0		Val/Su Net: 445.77							
								Final Total: 764500		Val/Su SzAd: 445.77							
MOBILE HOME				Make:				Color:									
SPEC FEATURES/YARD ITEMS				Model:				Serial #:									
				Year:				PARCEL ID	031.A-0002-0044.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:				Total Special Features:				Total:				
IMAGE AssessPro Patriot Properties, Inc																	
																	